

## Directions

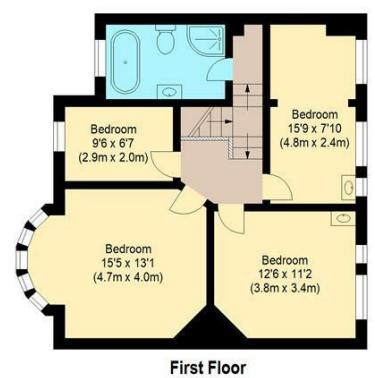
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



37 Dale View Avenue, London, E4 6PJ

Guide Price £850,000

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- Two spacious reception rooms
- Family bathroom plus additional shower room
- Wide driveway providing ample off-street parking
- Excellent potential for rear extension and loft conversion (STPP)
- Four generous bedrooms plus ground floor study/optional fifth bedroom
- Conservatory with direct garden access
- Expansive rear garden with sheds and summer house
- Sought-after residential location on Dale View Avenue
- Versatile family home with scope

# 37 Dale View Avenue, London E4 6PJ

A spacious and versatile 4/5 bedroom family home on the sought-after Dale View Avenue, offering generous living space, a large rear garden with summer house, and ample off-street parking. With scope for a rear extension and loft conversion (STPP), this property presents an excellent opportunity to create your ideal family home in a desirable residential location.



Council Tax Band: E



Guide Price: £850,000 - £900,000

Situated on the sought-after Dale View Avenue, this charming and spacious family home offers versatile accommodation across two floors, complemented by an impressive rear garden and a detached summer house. With four well-proportioned bedrooms upstairs and a further room on the ground floor currently used as a study or fifth bedroom, the property provides exceptional flexibility for modern living.

Upon entering, you are welcomed into a bright hallway that flows into the main reception rooms. To the front, the elegant reception features a large bay window, creating a warm and inviting space for family gatherings. Adjacent is a generous dining room, perfectly suited for entertaining, with direct access to the garden via the conservatory. The kitchen, situated at the heart of the home, is both practical and well laid out incorporating both integrated fridge-freezer and dishwasher with views over the garden. Completing the ground floor is a convenient shower room and the additional study/bedroom, offering flexibility for a home office, guest room, or playroom.

Upstairs, the first floor offers four spacious bedrooms, each with its own character. The principal bedroom, set at the front, is enhanced by a wide bay window and offers ample space for furnishings. Three further bedrooms provide generous accommodation for a growing family, alongside a family bathroom.

One of the home's most striking features is its expansive rear garden, stretching impressively in length and providing a superb outdoor haven. Thoughtfully arranged, it includes multiple sheds for storage and a substantial summer house at the far end, ideal as a gym, studio, or entertaining space.

In addition to the existing accommodation, the property offers exciting potential for further development, with scope for a rear extension and loft conversion (subject to the usual planning permissions), allowing future owners to create their ideal family home.

To the front of the property, a wide driveway provides excellent off-street parking, ensuring practicality matches the home's charm. This property on Dale View Avenue presents a rare opportunity to secure a spacious and adaptable family home with scope for personalisation and further potential, set within a highly desirable residential location.